



# Department of Permitting Services

## Division of Casework Management

255 Rockville Pike, 2nd Floor, Rockville, Maryland 20850

### CODE INTERPRETATION/POLICY

Code/Year <b>2004</b>	Section of Code <b>59-C-1.32</b>	Title of Code Section/Subsection/Policy <b>Development Standards – Lots with no Street Frontage</b>
<b>Statement/Background of Issue</b>  Certain residential lots do not have frontage on a public street. These lots are typically accessed by a recorded easement. What criteria determine the required setback from the lot lines for these lots?		
<b>Division Interpretation/Policy</b>  Lots which have no frontage on a public street are considered "land-locked". However, if such lots comply with the standards and provisions of chapter 50 of the Montgomery County Code, as amended, (Subdivision of Land), they are considered to be buildable for the construction of a new single-family dwelling. For the purpose of determining required front, side and rear setbacks, these lots will be treated in the same manner as flag or pipe-stem lots. Setbacks will be provided in accordance with the attached development standards diagram.		
Interpretation/Policy No. <b>ZP0615-1</b>	Date <b>6/25/04</b>	Division Chief  <b>Reginald T. Jetter</b>
Interpretation/Policy No.	Date <b>6/23/04</b>	Assistant County Attorney  <b>Malcolm F. Spicer</b>
Interpretation/Policy No.	Date <b>6/23/04</b>	Director  <b>Robert C. Hubbard</b>